

REQUIRED INSPECTIONS

Once construction plans and documents have been approved and the proper permits have been issued, work may begin. At specific stages of construction, the permit applicant or the contractor must call for building inspection. Approval must be obtained prior to construction of the next phase of the project. The following are examples of types of required inspections:

- A foundation inspection, after excavations for footings or piers and grade beam are complete, i.e., required reinforcing steel is in place. Forms shall be in place along with any required bolts, anchors or straps.
- An under-slab inspection after all piping, equipment, conduit, etc. is installed, but before any concrete is placed.
- An additional slab inspection will be required for any reinforcing steel, base fill material, required bolts, anchors or straps in place and ready for concrete.
- For a raised wood floor system, an under floor inspection of framing, piping, ducts, conduit, equipment, etc. is required.
- An additional inspection of required thermal insulation is required before installing sub-floor sheathing. Note: A floor diaphragm nailing inspection may be required before building walls.
- A roof sheathing and shear wall or braced wall sheathing inspection prior to covering or concealment.
- A rough frame inspection after all framing, fire blocking and bracing are in place, including weather barrier on roof and walls and all plumbing, electrical and mechanical inspections are roughed in and ready for inspection and/or water/air testing.
- A wall, ceiling or roof/ceiling thermal insulation inspection including sealing of gaps and holes. Reference the California Energy Commission and T-24 energy report.
- A lath and/or gypsum board inspection after all lathing and gypsum board is in place, but before any plaster is applied (stucco requires 3 inspections).
- A final inspection after all the permitted work has been completed.

If you are not sure of the inspection requirements of your project, refer to the back of the permit card and/or contact your inspector. The inspection card must be posted at the job site until the project is completed and has passed the final inspection.

Other Inspections: In addition to the inspection by City staff, inspections by other professionals may be required. These additional inspections are noted on approved plans. For example, some new structures require an inspection by a soils engineer prior to placement of concrete in the foundation. Also, ongoing field observation by the engineer of record, or special inspection firm, for the project is required for some residential construction and for non-residential construction typically.